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# BOOK REVIEWS.

KENNETH M. SPENCE, *Editor-in-Charge.*

THE MASSACHUSETTS LAW OF LANDLORD AND TENANT. By PRESCOTT F. HALL. Second Edition, Revised and Enlarged. Boston: LITTLE, BROWN & Co. 1908. pp. lxii, 619.

The author of this excellent book has undertaken to furnish a complete index to the decisions and statutes comprising the law of Landlord and Tenant of the state of Massachusetts, and to make a systematic statement not only of the substantive law of the subject in the state, but also of matters of pleading, practice and evidence. Not the least valuable part of the book is the admirable collection of forms. It includes examples of reservation, covenants and conditions, leases of houses in the city and country, of flats, chambers and officers, extensions and assignments of leases, and notice to quit and to terminate tenancies, and a large number of precedents of declarations and answers in actions of contract and tort, by and between parties to leases and strangers. The forms of pleading being founded on the Massachusetts practice is the only part of the book that would suggest any difficulty in its adaptability to the needs of the lawyer of any other state.

The book is notable not only for the clearness of its style and the accuracy with which it states the law, but also for its presentation of the law of a single jurisdiction with such fulness that it may equally represent the law of any other jurisdiction if founded on the common law.

It has been said that the courts of a given jurisdiction in the course of a generation take up pretty much the whole body of the law, and restate it from the present point of view. This book might furnish the basis for an analysis of the law that would prove or disprove this interesting proposition. For we here have a summary of the labor of a single court composed of great and famous judges aided by a zealous and competent bar, in answering the litigated questions of a numerous and complex body of citizens, arising out of one of the commonest of every-day contracts. The judicial utterances are found in some twelve hundred decisions, extending over a period of one hundred and twenty-five years and all from a single court. To be sure, there are two hundred decisions from other courts referred to, but practically all of them concern the law of bankruptcy, as to which the state court could not speak. Besides these decisions of the judges, the citizens themselves have expressed their own view of their needs as to this contract in some three hundred statutes, either primary or revisions.

Apart from this, the book is of value not only to the lawyer and citizen of Massachusetts and for comparative uses, but especially to the law student, who will here find the common law presented with lucidity, because the statements are not qualified and befogged by exceptions and limitations from the decisions of other jurisdictions.

A word of commendation should be added with regard to the clear and readable type used, and the excellent paper and suitable binding of the book.